Smart Growth Alternative and the Forecast for the Bay Area 2003 and Beyond

**Association of Bay Area Governments
and
Smart Growth/Regional Livability
Footprint Project**

What Are the Smart Growth Goals?

- Increase Housing Production and Density in Urbanized Transit Accessible Areas

- Increases in Moderate, Low and Very Low Income Housing to Meet Job Creation Needs

- Jobs Will Equal the Base Forecast, but May Differ in Location

- Preserve Open Space and Agricultural Land

Why Smart Growth?

- **Comprehensive and Proactive Planning Is Needed to Address Issues Related to Growth, Preservation and Equity**

- **State Legislative Efforts (Regional Planning, Housing Needs) Will Reappear and Invite a Cohesive Regional Response**

Policy-based Projections Objectives

- Produce a Feasible Alternative Forecast Based On Policy Assumptions Which Promote Smart Growth

- Ask ABAG's Executive Board to Adopt the Forecast and a Policy Based Forecasting Process for the Future.

- Produce the Forecast in Time to Use in the Metropolitan Transportation Commission's Regional Transportation Plan 2004 (Inputs Needed Spring'03)
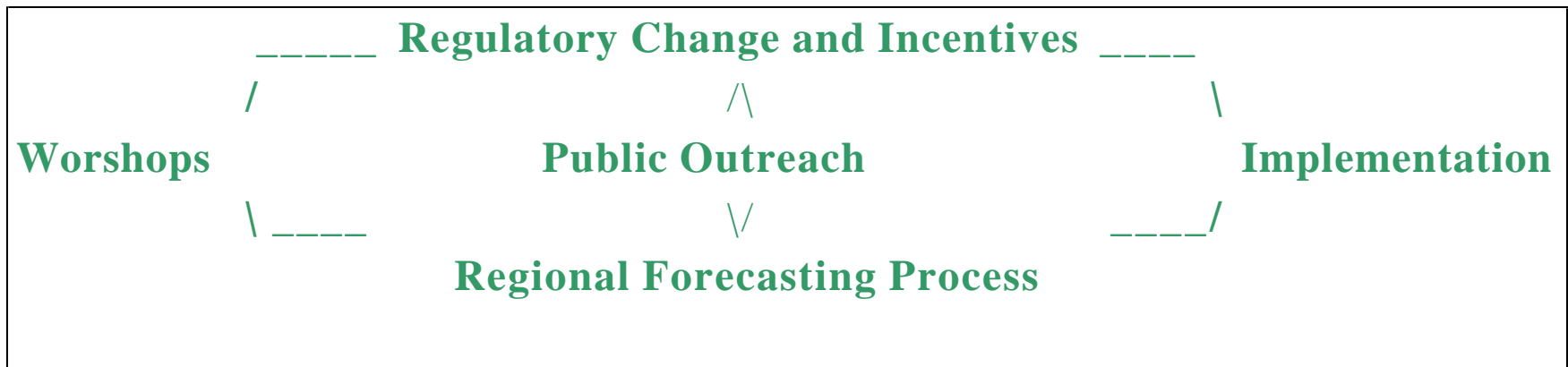
Things You Should Know

- **ABAG's Workshop Process Produced:**

  1. A land-use Vision (narrative description); and

  2. A set of jobs and housing numbers by Planning Area - used as a "Starting Point" for policy-based Projections

- **No Changes in the Projections Pattern Are Expected Prior to 2009**

- **Housing Production Would Initially Increase by 5,000 Units Annually (About 18% Increase Over 2000 Production), Rising to 7,500 Units Annually**

- **Changes Would Occur Over Time in the Number and Location of Jobs**

More Things to Know

- **The Increase in Housing Development Is Not As Significant As in the Vision**

- **Smart Growth Policies Are Assumed to Increase the Number of Jobs in the Long Run**

- **Some Policy-based Projection Numbers in Specific Areas and Jurisdictions Do Not Meet the Vision Goals (S. F. Housing, Solano County Jobs)**

How Does the Forecast Fit Into the Overall Project?

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              _____ Regulatory Change and Incentives ____
             /                        /\                        \
Worshops               Public Outreach                Implementation
             \____                    \/               ____/
                     Regional Forecasting Process
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- **Incentives and Regulatory Changes at State, Regional and Local Level Provide Real Physical Changes**

- **Forecast Reflects and Helps to Motivate Incentives, Regulatory and Physical Changes**
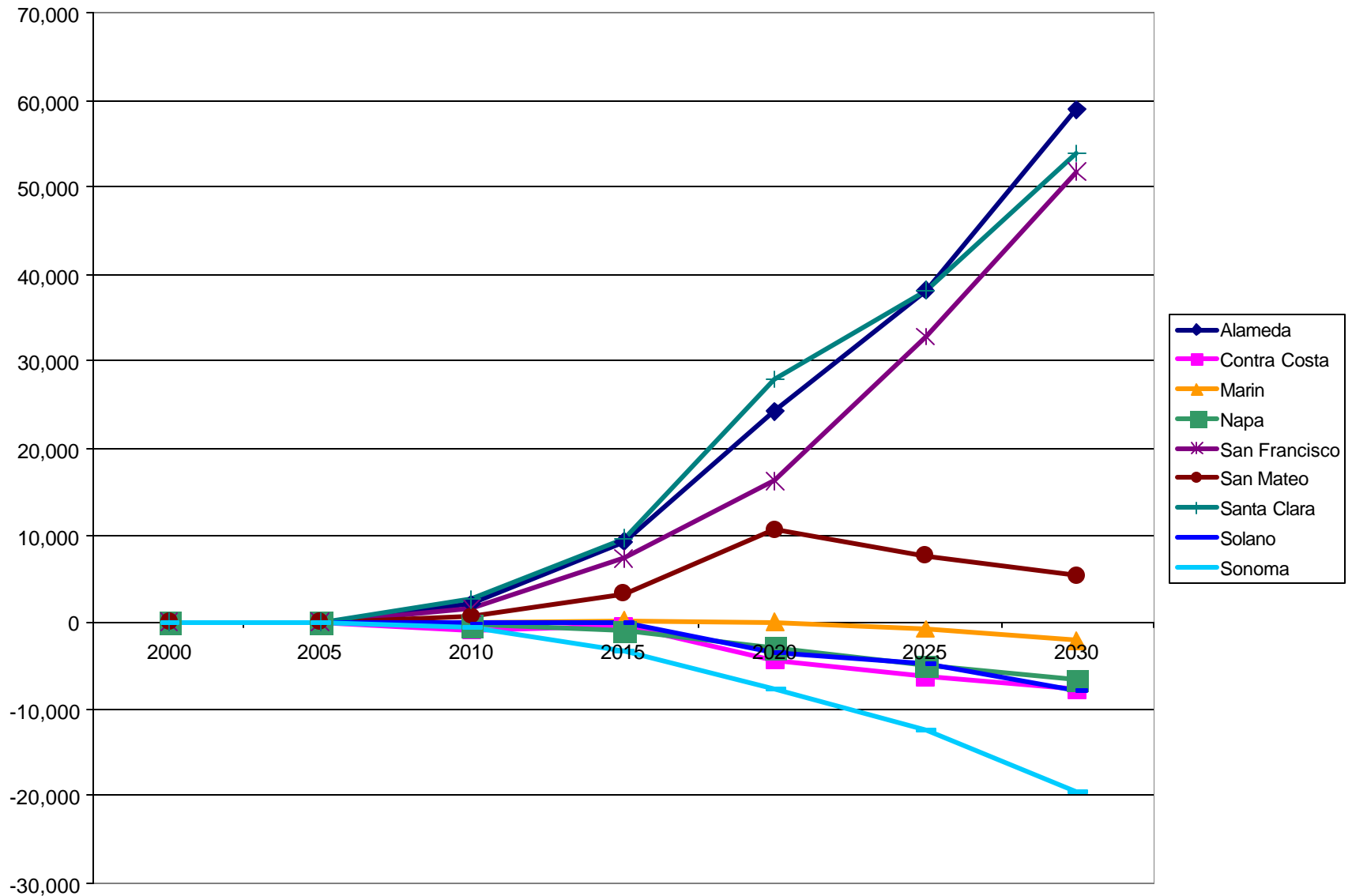
Policy Assumptions for Draft Forecast

- **Substantial Financial Commitment to Housing - At Least $350 Million Annually in Public Funds to Promote Housing, Increasing in the Later Years**

- **Low Income Housing Promoted With Development Credits and Incentives, Limited Programs for Job Relocation/Retention**

- **Changes in Local Land-use Policies and Various State and Regional Programs Are Necessary in a Substantial Number of Bay Area Jurisdictions**
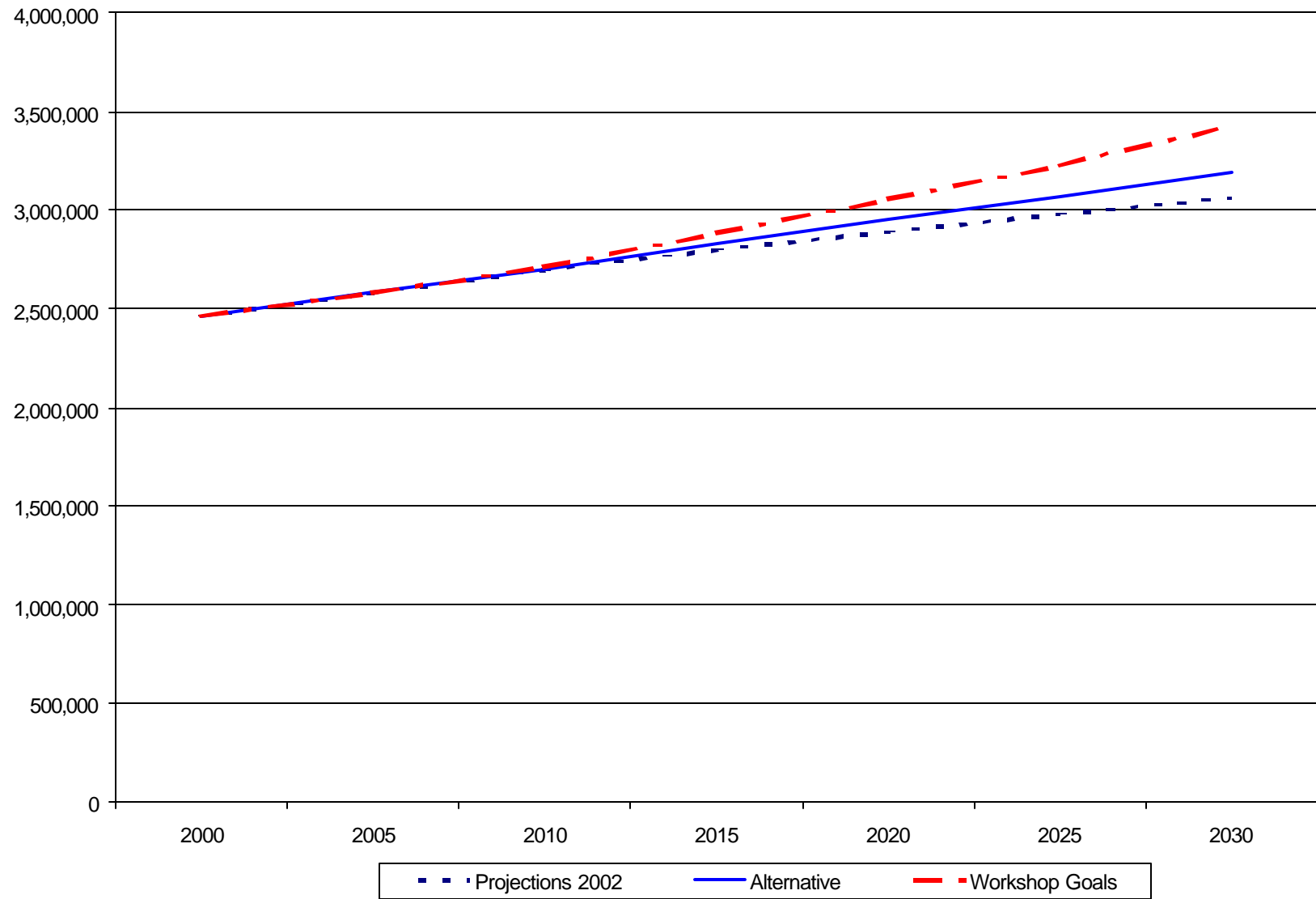
Draft Bay Area "Smart" Housing Growth

	2000	2005	2010	2015	2020	2025	2030
Alameda	523,366	543,400	564,180	587,760	619,680	649,910	685,920
Contra Costa	344,129	364,910	386,940	408,480	424,480	437,220	449,900
Marin	100,650	102,690	106,590	109,780	112,110	113,790	115,380
Napa	45,402	48,440	51,240	53,570	55,580	56,400	57,240
San Francisco	329,700	336,650	344,350	352,780	363,470	381,810	402,570
San Mateo	254,103	260,960	267,730	277,990	288,190	296,520	301,020
Santa Clara	565,863	596,760	629,360	662,090	702,370	733,350	768,060
Solano	130,403	143,180	155,420	169,230	178,200	186,450	193,370
Sonoma	172,403	184,390	196,290	202,360	206,900	210,000	213,150
Bay Area	2,466,019	2,581,380	2,702,100	2,824,040	2,950,980	3,065,450	3,186,610

# Comparison of Smart Housing Growth and Proj 2002+

Legend:
- Alameda
- Contra Costa
- Marin
- Napa
- San Francisco
- San Mateo
- Santa Clara
- Solano
- Sonoma

Housing Forecasts and Goals

Households in 2030

	Projections 2002	Alternative
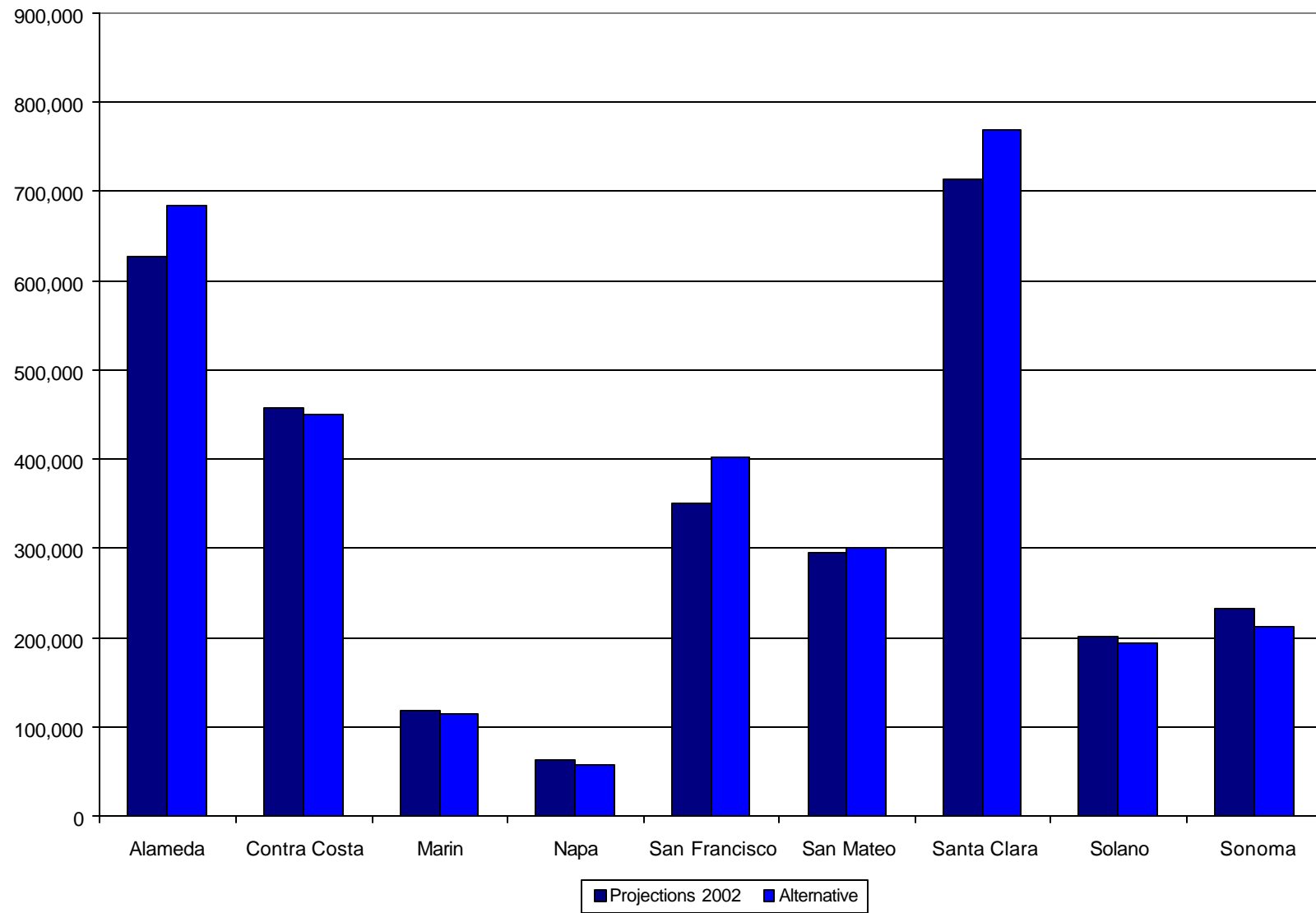
Draft Bay Area "Smart" Employment

	2000	2005	2010	2015	2020	2025	2030
Alameda	751,680	790,400	865,090	924,760	980,030	1,034,220	1,093,870
Contra Costa	361,110	385,050	418,820	444,720	471,920	499,840	529,910
Marin	122,960	125,290	135,230	146,560	154,420	161,200	167,390
Napa	66,840	72,250	77,230	82,320	85,190	87,070	88,990
San Francisco	634,430	635,480	686,480	728,220	755,870	786,020	815,680
San Mateo	395,890	396,630	429,100	461,670	489,020	506,470	526,600
Santa Clara	1,092,330	1,085,860	1,199,170	1,299,200	1,362,830	1,418,810	1,481,670
Solano	123,210	133,640	146,770	160,640	172,380	188,430	204,680
Sonoma	205,220	224,270	242,870	263,720	283,420	303,700	321,020
Bay Area	3,753,670	3,848,870	4,200,760	4,511,810	4,755,080	4,985,760	5,229,810

Comparison of Smart Employment Growth and Proj2002+
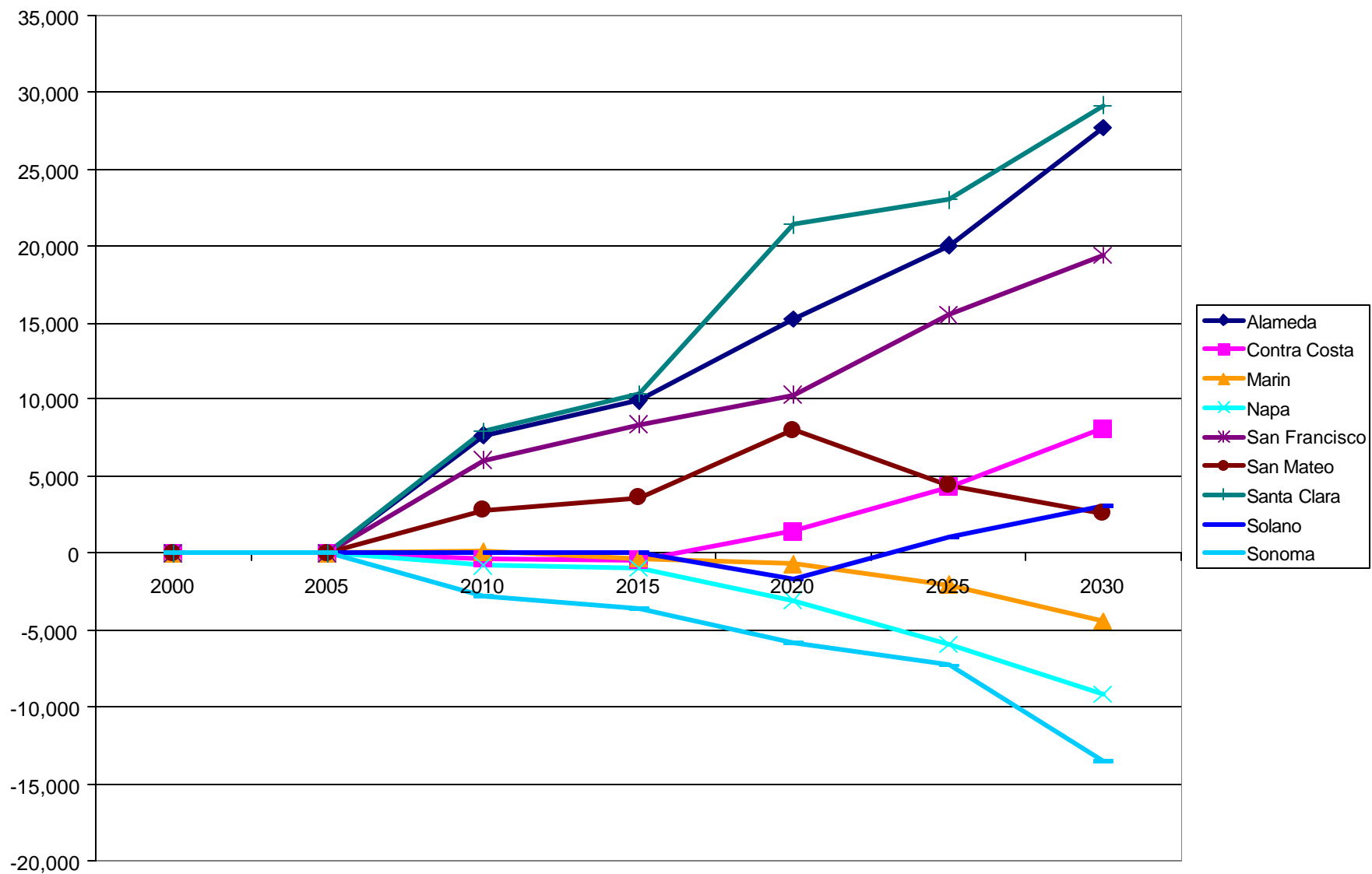
Schedule of Discussions Regarding the Smart Growth Forecast

- **Meetings With Planning Directors (Oct-Dec)**

- **ABAG Policy Committees Discuss (Ongoing)**

- **Smart Growth Steering Committee (Ongoing)**

- **Smart Growth Working Group (Ongoing)**

- **Draft Forecast Released for Comment (Dec-Jan)**

- **Regional Planning Committee (Ongoing)**

- **ABAG Executive Board to Discuss Forecast Parameters (November)**

- **ABAG Executive Board Discussion (January)**

- **ABAG Executive Board Asked to Adopt Forecast (March)**

How Will the Projections Be Used?

- **Underscore the Bay Area's Commitment to Growing Smarter and Increase Chances of Obtaining Regulatory Changes and Incentives at All Levels of Government**

- **Form the Basis of MTC's 2004 Regional Transportation Plan - Beginning to Influence Transportation Funding Decisions**

- **Influence the Plans of Agencies Like BAAQMD, MTC, CMAs, Local Government and Others**

- **Use As a Benchmark in the Future to Evaluate Land-use Patterns**

Conclusions

- **The Policy Changes Embodied in the Smart Growth Forecast Would Help to Address the Region's Housing Issues**

- **Smart Growth Forecast Would Reduce In-Commuting Relative to the Base Case Forecast**

- **The Forecast Itself Provides Some Guidance and Begins the Process of Changing Regulations/ Providing Incentives**

- **Changes in Land Use Policies, Incentives and Regulations must Occur to Cause Change, or to Justify Similar Forecasts in the Future**

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